

FOR SALE OR LEASE | ±7,531 SF 100% HVAC FLEX/LAB BUILDING

8500 REDWOOD CREEK LANE, SAN DIEGO, CA 92126



LIMITED TIME PROMO!

\$1.99/SF NNN for First 6 Months of Lease Term*

** Minimum 3 Year Lease Term Required*

CHRIS DUNCAN, SIOR
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Voit
REAL ESTATE SERVICES

BUILDING FEATURES



Flex/Lab
Building Type



7,531 SF
Total Building SF



100% HVAC
Build Out



Multiple
Tenancy



Two (2) Grade Level Doors
Loading



IL-2-1
Zoning



3.05/1,000 SF
Parking Ratio



400a/110 - 280v
Power (Buyer to Verify)



2006
Year Built



PROPERTY HIGHLIGHTS

- » ±7,531 SF Flex/Lab Building Available For Sale or Lease
- » ±24' Building Height
- » 100% HVAC
- » 75% Ground Floor R&D/Lab and 25% Office
- » Lab Benching and Fume Hood Included (Or can be Removed)
- » Plumbing Throughout
- » Grade Level Loading
- » Corporate Image Building
- » Great Access to I-15, I-805 and I-5 Freeways

SALE PRICE: **\$3,250,000 (\$432/SF)**

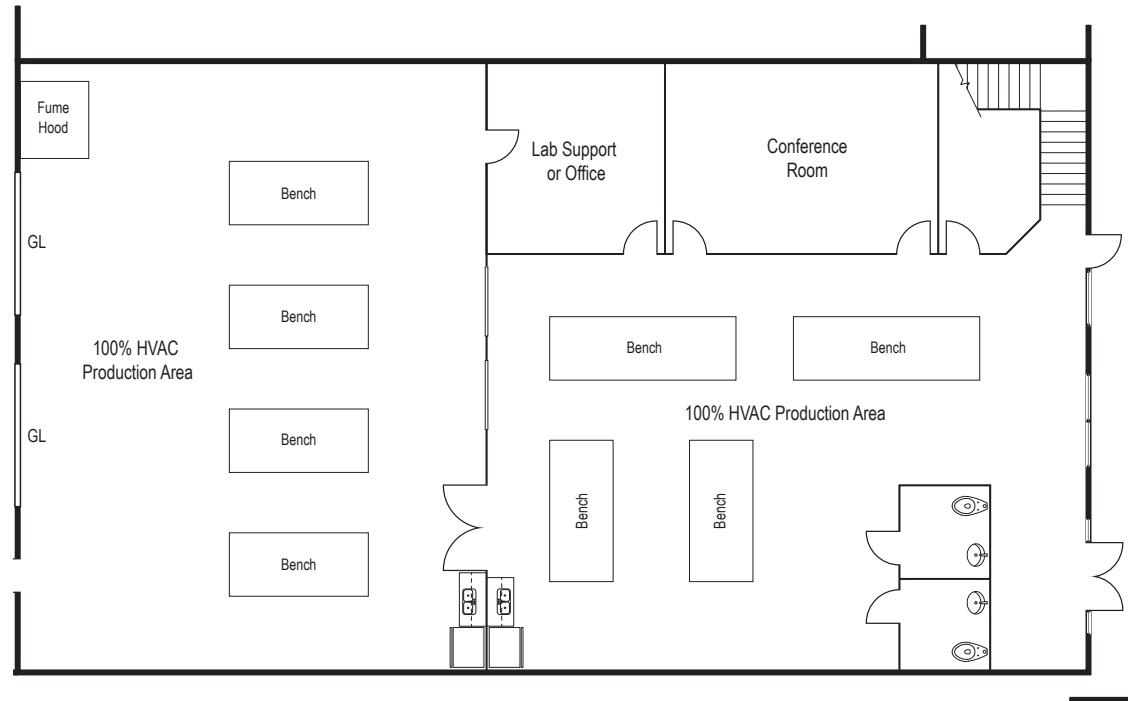
LEASE RATE: **\$2.50 NNN**
(NNN=\$0.52/SF)

FLOOR PLAN

FIRST FLOOR

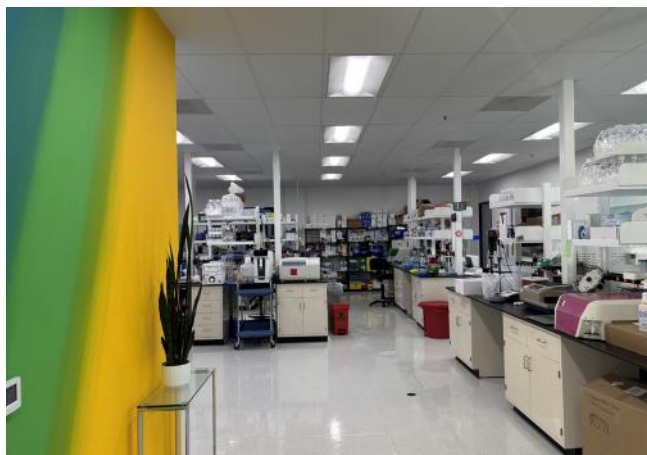
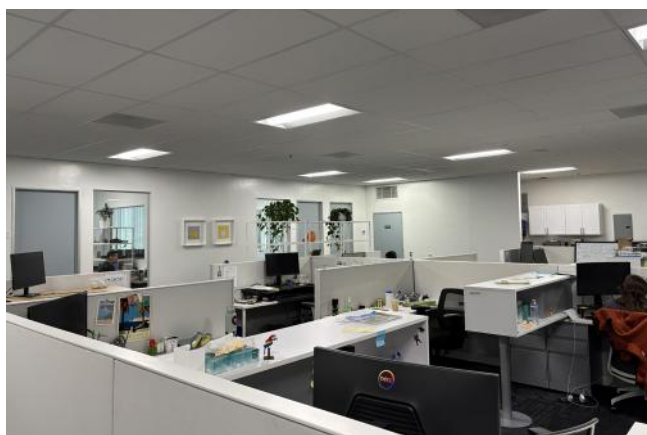
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SECOND FLOOR





LAB TENANTS AERIAL MAP





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